



Entered on Docket  
March 15, 2010

A handwritten signature in black ink, appearing to read "Bruce A. Markell".

Hon. Bruce A. Markell  
United States Bankruptcy Judge

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Wells Fargo Bank, N.A.  
09-77325

**UNITED STATES BANKRUPTCY COURT  
DISTRICT OF NEVADA**

In Re:

Ronald B. Lewis

Debtor.

BK-S-09-34138-bam

Date: 2/23/10  
Time: 1:30pm

Chapter 7

**ORDER VACATING AUTOMATIC STAY**

1 IT IS HEREBY ORDERED, ADJUDGED AND DECREED that the Automatic Stay in the  
2 above-entitled bankruptcy proceedings is immediately vacated and extinguished for all purposes as to  
3 Secured Creditor Wells Fargo Bank, N.A., its assignees and/or successors in interest, of the subject  
4 property, generally described as 9975 Peace Way, Las Vegas, NV 89147, and legally described as  
5 follows:

6  
7 Parcel I (Unit):

8 Living Unit Two Thousand One Hundred Twenty-Eight (2128) in Building Eighteen (18) as  
9 shown on The Final Map of Chateau Nouveau Condominiums Unit 1, a condominium  
10 subdivision and Common Interest Community, on File in Book 120 of Plats, Page 29, in the  
11 Office of the County Recorder, Clark County, Nevada.

12  
13 Parcel II (Common Elements):

14 1/280th Interest as tenants in common in the the Common Elements shown on the Plat, in  
15 accordance with and subject to the terms of the Declaration of Covenants, Conditions and  
16 Restrictions for Chateau Nouveau Condominiums recorded November 8, 2004 in Book  
17 20041108 as Instrument No. 03529 in the Office of the County Recorder, Clark County,  
18 Nevada.

19 Excepting therefrom, the right to use any of those areas designated as Limited Common  
20 Elements in the Plat and/or the Declaration.

21 Further reserving therefrom for the benefit of the owners of all Units shown on the Plat (Except  
22 the Unit referred to in Parcel I above), non-exclusive easements for access, ingress, egress, use,  
23 enjoyment and other purposes on, over, and across the Common Elements, as defined In, and  
24 subject to the Declaration.

25  
26 Parcel III (Limited Common Elements):

The Exclusive right to use, possess and occupy the following, subject to the terms and  
provisions of the declaration:

Covered Parking Space:67

Which is described as a Limited Common Element in Section 5.2 and 5.3 of the declaration and  
which is appurtenant to Parcels I and II described above.

Together with the areas designated as Limited Common Elements, allocated to Parcels 1 and 2 in  
the declaration.

1 Parcel IV (Appurtenant Easements):

2 Non-exclusive easements for access, ingress, egress, use, enjoyment and other purposes on, over  
3 and across the Common Elements as defined in the subject to the declaration, which easements  
4 are appurtenant to Parcels I, II, and III above.

5 **IT IS FURTHER ORDERED, ADJUDGED and DECREED that the Secured Creditor shall**  
6 **give Debtor at least five business days' notice of the time, place and date of sale.**

7 DATED this \_\_\_\_ day of \_\_\_\_\_ 2010

8 Submitted by:

9 **WILDE & ASSOCIATES**

10 By: K. Wilde #10235

11 **Gregory L. Wilde, Esq.**

12 Attorney for Secured Creditor

208 South Jones Boulevard

Las Vegas, Nevada 89107

13 APPROVED / DISAPPROVED

14 By: \_\_\_\_\_

15 Lisa J. Garofalo

1020 Garces Avenue

16 Las Vegas, NV 89101

Attorney for Debtor(s)

17 Nevada Bar No: \_\_\_\_\_

19 APPROVED / DISAPPROVED

20 By: \_\_\_\_\_

21 Lenard E Schwartzer

2850 S. Jones Blvd. #1

22 Las Vegas, NV 89146

23 Chapter 7 Trustee

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1 In accordance with Local Rule 9021, the undersigned counsel certifies as follows (check one):

2 ☐ The court waived the requirements of LR 9021.

3 ☐ No parties appeared or filed written objections, and there is no trustee appointed in the case.

4 ☐ No parties appeared or filed written objections, and the trustee is the movant.

5 ☒ This is a chapter 7 or 13 case, and either with the motion, or at the hearing, I have delivered a  
6 copy of this proposed order to all counsel who appeared at the hearing, and any trustee  
7 appointed in this case, any unrepresented parties who appeared at the hearing, and each has  
8 approved or disapproved the order, or failed to respond, as indicated below:

9 Debtor's counsel:

10 ☐ approved the form of this order ☐ disapproved the form of this order

11 ☐ waived the right to review the order and/or ☒ failed to respond to the document

12 ☐ appeared at the hearing, waived the right to review the order

13 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

14 Trustee:

15 ☐ approved the form of this order ☐ disapproved the form of this order

16 ☐ waived the right to review the order and/or ☒ failed to respond to the document

17 ☐ This is a chapter 9, 11, or 15 case, and I have delivered a copy of this proposed order to all  
18 counsel who appeared at the hearing, and any trustee appointed in this case any unrepresented  
19 parties who appeared at the hearing, and each has approved or disapproved the order, or failed to  
20 respond, as indicated below.

21 Debtor's counsel:

22 ☐ approved the form of this order ☐ disapproved the form of this order

23 ☐ waived the right to review the order and/or ☐ failed to respond to the document

24 ☐ appeared at the hearing, waived the right to review the order

25 ☐ matter unopposed, did not appear at the hearing, waived the right to review the order

26 Trustee:

☐ approved the form of this order ☐ disapproved the form of this order

☐ waived the right to review the order and/or ☐ failed to respond to the document

☐ I certify that I have served a copy of this order with the motion, and no parties appeared or filed  
written objection.

Submitted by:

/s/ Gregory L. Wilde, Esq.

Gregory L. Wilde, Esq.

Attorney for Secured Creditor